General Municipal Plan

The City Of Fort McMurray

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Being a By-Law of the City of Fort McMurrray, in the Province of Alberta, to adopt a General Municipal Plan for the City of Fort McMurray.

Whereas Section 59 (1) of the Planning Act, 1977, Statutes of Alberta, 1977, and amendments thereto, authorizes the Council of a Municipality to enact a By-Law adopting a General Municipal Plan, and

Whereas the Planning Act, 1977, Statutes of Alberta, 1977, and amendments thereto, require that a Council will, during the preparation of a General Municipal Plan, provide an opportunity to those persons affected by it of making suggestions and representations, and

Whereas the public participated in the preparation of this General Municipal Plan through public meetings, questionnaires and kiosks,

Now therefore the Council of the City of Fort McMurray, in the Province of Alberta, enacts as follows:

1. That this By-Law shall be citied as "The Fort McMurray General Municipal Plan".
2. That the proposals for the development of the City of Fort McMurray shall be in accordance with the Fort McMurray General Plan as per Schedules 4 and 5 attached hereto.
3. That By-Law 629 is hereby repealed and shall cease to have effect as, on and from the first day of October, A.D., 1980.
4. This By-Law shall take effect as, on and from the first day of October, A.D., 1980

Prepared by:

Department of Development Services

The City of Fort McMurray

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INTRODUCTION

The General Municipal Plan presents the policies and plans for the growth of Fort McMurray. It is a statement of objectives and of broad directions, and will give an idea of the many ways in which the city might grow. Certain proposals are quite firm in outline, such as the new annexation boundaries, and the concept of major growth areas lying to the north and across the Clearwater River. This is done to give a sense of certainty and positive direction to the overall General Municipal Plan. The remaining proposals are presented in response to the concerns of those who live here, who do business here, and who provide and will provide services to the City of Fort McMurray.

The Planning for Fort McMurray is taking place at an important time. A wealth of experience was gained during the construction periods of the Suncor and Syncrude plants, and from the study of urban development processes as they have occurred in Fort McMurray. This has led to an understanding of the way people live, their priorities in housing choice and in job opportunities, their travel habits, and their recreation needs. It has also led to a better understanding of the social processes involved in building a city, and of the changes likely to take place in the policies and requirements of the City.

The General Municipal Plan seeks to respond to these needs which are covered in the ten background reports.

POPULATION

Background

In 1964 the settlements of Fort McMurray, the Prairies, and Waterways joined together to form the New Town of Fort McMurray, with a total population of 1,804. The construction of Suncor (G.C.O.S.) and the Syncrude projects led to a 1980 population of 27,784 for Fort McMurray. Expansion of the Suncor and Syncrude projects and the development of new projects in the Fort McMurray area will result in further increases in Fort McMurray's population.

Due to the uncertainty surrounding the timing and rate of development of new oil sands projects, population horizons of 45,000, 60,000, and 90,000, have been selected for the General Municipal Plan. Proposed oil sands developments, including the expansion of Suncor, Syncrude and the development of Alsands, should result in Fort McMurray reaching the 45,000 population in 1986. If the oil sands development continues at a similar rate after 1986, Fort McMurray should reach the 60,000 horizon by 1991 and 90,000 by the year 2000.

Goal

- To achieve a more stable population.

Objectives

- To permit a stable growth rate which will not place adverse pressures on the community.

Policies

The City of Fort McMurray:

1. Has established a population horizon of 45,000 for 1986, a population horizon of 60,000 for 1991, and a population horizon of 90,000 for the year 2000.
2. Will attempt to provide for these population horizons by:
   (a) ensuring that an eighteen month supply of serviced land is available for all land use types;
   (b) monitoring economic development activities within the Fort McMurray area and throughout Alberta which may have growth implications for Fort McMurray;
   (c) annually reviewing population trends in Fort McMurray as well as outside pressures on population growth, in order to determine the consequences of predicted population growth.
3. Ensure that municipal servicing standards are safe, economical and reliable by:
   (a) reviewing the servicing standards every 2 years.
   (b) incorporating new techniques as they evolve into the existing system.
4. Consider each extension of municipal services on the basis of its usefulness at population horizons of 45,000; 60,000; and 90,000.

HOUSING

Background

More people will mean that more housing units will be required in Fort McMurray. The current preference appears to be for the affordable single family dwelling. Future plans will have to be flexible to provide for changing preferences. A variety of affordable housing units, including single family units, semi-detached units, townhouses, apartments and mobile homes, will be required.

Many factors affect housing supply and demand, some of which are unique to Fort McMurray. Some of the factors which should be considered when planning for housing in Fort McMurray include:

- availability of land
- land servicing costs
- availability of trades and materials
- types of housing
- government housing assistance programmes
- corporate housing programmes

Goal

- To provide a choice of affordable and quality housing to fulfill the needs of existing and future residents of Fort McMurray.

Objectives

1. To provide a variety and choice of housing types in Fort McMurray.
2. To provide sufficient housing to meet anticipated growth.
3. To create neighbourhoods with a mixture of housing types.
4. To promote subdivisions which minimize ongoing maintenance and servicing costs.
5. To promote innovative housing.
6. To promote energy conservation and efficiency in new housing developments.
7. To promote a positive community identity for each neighbourhood.
8. To promote a local housing construction industry.
9. To create a housing market which removes the need for employer owned and controlled housing.
10. To promote social integration in existing and future neighbourhoods.
11. To ensure that the housing requirements of each household with special housing needs are satisfied.

Policies

The City of Fort McMurray will:

1. Undertake to review annually, public and corporate housing needs, policies, and programmes in Fort McMurray in order to determine housing targets which indicate:
   (a) two year demand for each type of housing lots;
   (b) supply of serviced lots;
   (c) the number of households with special housing needs and publish this information in an annual report.
2. Ensure that a sufficient inventory of serviced land is available through public and private developers to meet the anticipated demand for an eighteen (18) month period.
3. Provide an efficient framework for processing Area Structure Plans, subdivision applications and development permits.
4. Ensure that the supply of lots offers residents a choice of size, price and location.
5. Develop servicing standards which are conducive to low maintenance and installation costs.
6. Encourage and support innovative land use and housing designs.
7. Incorporate solar access in the design of subdivisions and consideration of development permits.
8. Require new neighbourhoods to be developed around a focal point such as a community centre, park, or playground.
9. Develop sales policies for municipally developed land, that promote the local housing construction industry and owner built houses.
10. Phase out the Municipality's permanent employee housing programme by selling its houses and land on the open market.
11. Promote corporate and government housing programmes which make independent home ownership easier.
12. Encourage existing and future corporate housing developments to be opened up to the service sector and other corporations.
13. Investigate the merits of re-establishing a local housing authority to:
   (a) coordinate the use of provincial and federal housing policies and programmes;
   (b) assist in obtaining shelter for those who are unable to participate in the open housing market.
14. Support and cooperate with Provincial and Federal government programmes which assist groups with special housing needs.

FUTURE DEVELOPMENT

Background

A major task with regard to the future development of Fort McMurray is that of identifying sufficient land suitable for housing, commerce industry, schools and recreation. Fort McMurray is surrounded by a vast wilderness, but little of the land is suitable for development. Some low lying areas are susceptible to flooding, while many of the slopes are unstable and other areas are characterized by poor drainage and soils (muskeg).

The opening up of new development areas should take into consideration:

- the need to open up the area
- the suitability of each area for different types of land uses
- physical access, including roads and bridges
- water, sanitary sewer and storm drainage requirements

Goal

- To achieve a development pattern which will provide for all existing and future land requirements.

Objectives

1. To maintain the Lower Townsite as the focal point for the growth of Fort McMurray.
2. To provide suitable land for all land use requirements.
3. To ensure that safe, economic and reliable municipal services are provided to all existing and future development areas.
4. To ensure the provision of water treatment and sewage treatment facilities that will meet peak requirement.
5. To minimize the costs of installing and maintaining municipal services.

Policies

The City of Fort McMurray will:

1. Proceed with the development of Timberlea to begin housing people in 1982.
2. Promote the Lower Townsite as the focal point of Fort McMurray by:
   (a) encouraging infill and re-development for multi-family units in the Lower Townsite;
   (b) supporting increased development in Waterways and into Heritage Heights;
   (c) encourage development in areas in close proximity to the Lower Townsite;
   (d) proceeding with planning for the opening up of Forest Heights by 1986 or earlier;
   (e) use of a modular approach to planning and development to allow for economical and flexible expansion in;
      (i) considering local extension of municipal services on the basis of population horizons of 45,000, 60,000, and 90,000;
      (ii) creating finite, stable neighbourhoods that will not be affected by future development.
   (f) requiring, as a condition of subdivision approval, the integration of natural areas in new subdivisions.

TRANSPORTATION

Background

Movement of people and goods within Fort McMurray is an important consideration in determining the development of the City. More people will mean more vehicles, adding to the traffic congestion on already busy streets in Fort McMurray. To ensure that a transportation network will be in place to make the internal movement of people and goods as easy as possible at population horizons of 45,000, 60,000 and 90,000 the following concerns should be addressed.

- Traffic on Highway 63 and in the Lower Townsite
- Parking facilities in the Central Business District
- Public Transit
- Paths for pedestrian and bicycles
- Access to new development areas
- The development of Fort McMurray as a regional transportation centre

Goal

- To make the movement of people and goods within and around Fort McMurray as easy as possible.

Objectives

1. To provide an efficient and safe transportation network.
2. To create a street network consisting of local streets, collector roads, arterial roads and urban highways which will effectively and efficiently accommodate existing and future traffic flows.
3. To improve traffic movement within the Lower Townsite.
4. To improve access into and out of the Lower Townsite.
5. To provide sufficient highway capacity within and around Fort McMurray to handle local and through traffic needs.
6. To provide efficient access to Timberlea and Forest Heights.
7. To provide adequate emergency access to existing and future development areas.
8. To provide an efficient public transit system which will serve the needs of the residents of Fort McMurray.
9. To promote an efficient system for transporting workers to and from the oil sands plants.
10. To ensure that adequate parking facilities are available to service all land uses.
11. To create an integrated bikeway and walkway system throughout Fort McMurray.
12. To ensure a safe environment for school children travelling to and from school.
13. To promote Fort McMurray as the transportation centre of Northern Alberta.
14. To promote better rail and air service into and out of Fort McMurray.
15. To promote an improved highway network for North East Alberta.

CITY STREET NETWORK

Policies

1. Construct an arterial road, as shown on the General Municipal Plan Map, to provide a traffic route parallel to Franklin Avenue.
2. Upgrade existing arterial roads (Franklin Avenue, Morrison Street, Hardin Street, Hospital Street and King Street) to provide the capacity to satisfy existing and future traffic movement.
3. Develop a second southerly route into and out of the lower Townsite.
4. Support the development of Highway 63 as a controlled access, grade separated, uniform speed, urban highway within the corporate limits of Fort McMurray.
5. Proceed immediately with the development of an access route to Timberlea and a secondary access route through Thickwood Heights, with the costs of these routes to be recovered in the development costs.
6. Increase road capacity across the Athabasca River in anticipation of demand.
7. Develop a route to Forest Heights, as shown on the General Municipal Plan Map, by 1985.
8. Reserve a corridor on the Forest Heights side of the Clearwater River to develop a north south urban highway.
9. Require emergency access for all new development areas.
10. Establish a traffic monitoring programme within the Municipality.

PUBLIC TRANSIT

Policies

The City of Fort McMurray will:

1. Develop and monitor an efficient public transit system.

2. Require, as a condition of subdivision approval, that subdivisions allow for efficient use of public transit.
3. Examine, in cooperation with the oil companies and other agencies, the feasibility of a more efficient transit system to serve the mine sites.

PARKING

Policies

The City of Fort McMurray will:

1. Establish a co-ordinating body to:
   (a) acquire and develop user-pay parking lots in the Central Business District;
   (b) operate public parking facilities in the Central Business District.
2. Review parking requirements in the Land Use Bylaw to ensure that parking standards are adequate for all land uses.

BIKEWAY AND WALKWAY

Policies

The City of Fort McMurray will:

1. Develop an integrated bikeway and walkway system inter-connecting all communities in Fort McMurray to provide safe movement between and within each community.
2. Require as a condition of subdivision approval, that new subdivisions incorporate bicycle paths and pedestrian walkways.
3. Construct and upgrade sidewalks along arterial roads in Fort McMurray.
4. Ensure a safe environment for school children travelling to and from school by:
   (a) working with the School Boards to improve school crossings through design and supervision;
   (b) working with the local Law Enforcement agencies to familiarize motorists with traffic regulations within school zones.

REGIONAL TRANSPORTATION

Policies

The City of Fort McMurray will:

1. Seek to have the transportation network in North East Alberta improved. Improvements include:
   (a) an upgrading of existing rail service to Fort McMurray;
   (b) an extension of the rail to the north to service existing and proposed oil sands plants, and proposed New Towns;
   (c) expanded air service to and from Fort McMurray;
   (d) upgrading of Highway 63 north and south of Fort McMurray;
   (e) development of an east-west highway and another north-south highway.
2. Encourage and support continued use of the Athabasca River to serve Northern Alberta, Saskatchewan and the Northwest Territories.

ECONOMIC GROWTH

Background

Fort McMurray's development can be attributed to its ideal location as a fur trading post, later as a transshipment point for goods to be distributed further north and recently the oil sands development. The largest employer in Fort McMurray has been, and will likely continue to be, the primary industries, particularly mining.

The status of Fort McMurray as a single industry city with the potential for boom or bust can be stabilized by the development of secondary industries. With the increasing number of proposed oil sands projects within the Fort McMurray area, Fort McMurray has the potential to develop a much broader economic base and to become a regional centre.

Goal

- To diversify Fort McMurray's economic base.

INDUSTRIAL

Objectives

1. To promote Fort McMurray on a national scale as a place for industrial growth.
2. To attract new industries to Fort McMurray.
3. To promote increased manufacturing activity in Fort McMurray.
4. To promote the development of all natural resources in the Fort McMurray area.
5. To ensure that a sufficient supply of industrial land is available to serve the needs of Fort McMurray and surrounding area.
6. To minimize land use conflicts.
7. To promote private industrial land ownership.

Policies

The City of Fort McMurray:

1. Will establish a Business Development Commission to:
   (a) develop an awareness programme to promote Fort McMurray on a national scale;
   (b) assist in identifying funding and assistance available to businesses interested in establishing in Fort McMurray;
   (c) promote the development of a manufacturing industry based on the use of the by-products of the oil sands plants;
   (d) encourage the development of resource based industries not dependent upon the oil sands.
2. Will support the establishment of an industrial park serviced by rail.
3. Will permit only industrial landuses to locate on available industrial land.
4. Will encourage the Alberta Housing Corporation to make land available for sale within MacKenzie Industrial Park for light industrial use.

COMMERCE

Objectives

1. To ensure that commercial and service facilities are adequate to serve the needs of Fort McMurray and area.
2. To promote the development of a functional, economical, healthy and attractive Central Business District.
3. To promote the Central Business District as the centre for community life within Fort McMurray during the day and evening hours.
4. To allow for area commercial facilities to serve local needs.
5. To allow for the establishment of a quality regional shopping centre.
6. To allow for highway commercial facilities to serve the needs of the travelling public.

Policies

The City of Fort McMurray:

1. Encourages and supports the establishment of the widest possible choice and range of shopping facilities together with access to such facilities for all residents of Fort McMurray.
2. Has defined the Central Business District as outlined on the General Municipal Plan Map.
3. Will undertake to complete an Area Redevelopment Plan for the Central Business District.
4. Supports increased commercial, service and office development in the Central Business District by:
   (a) providing a public transit system;

(b) establishing a coordinating body to develop and operate public parking facilities within the Central Business District;
(c) promoting Fort McMurray as an office centre for the oil sands industry;
(d) encouraging major office developments to locate within the Central Business District.

5. Will allow neighbourhood shopping facilities to locate within major subdivisions.
6. Will encourage a regional shopping centre to locate within Fort McMurray.
7. Will allow highway commercial facilities to locate to serve the travelling public.

REGIONAL CENTRE

Objectives

1. To establish Fort McMurray as the regional centre for North East Alberta.
2. To promote Fort McMurray as the hub of the north for truck, barge, rail, air and telecommunications.
3. To promote Fort McMurray as the commercial, business and industrial centre of the tar sands.

Policies

The City of Fort McMurray:

1. Will aggressively seek to have the transportation and telecommunication network in North East Alberta upgraded by establishing a Transportation Council.

   Improvements to include:
   (a) upgrading of existing rail service to Fort McMurray;
   (b) extension of the rail to the north to service existing and proposed oil sands plants, and proposed New Towns;
   (c) expanded air service to and from Fort McMurray;
   (d) upgrading of Highway 63 north and south of Fort McMurray;
   (e) development of an east-west highway and another north-south highway;
   (f) expanded telecommunication services in Fort McMurray.
2. Will encourage and support the development of commercial, industrial, business and institutional facilities to serve the adjacent tarsands area.

EDUCATION

Background

Education is a basic human right and the presence of high quality education services for youth and adults, helps to foster a stable community. The local school boards, Keyano College and Athabasca University have provided for the formal education needs of Fort McMurray and are preparing for the educational needs of the population growth that will occur with future resource developments.

To provide educational facilities for future population increases, additional school sites and funding will be required to build and operate the facilities. The role of the General Municipal Plan in relation to education is one of support, to help the school boards, colleges and universities achieve their objectives.

Goal

- To allow for the provision of high quality education services to meet the needs of the residents of Fort McMurray.

Objectives

1. To ensure that adequate funding is available for educational facilities in Fort McMurray, particularly during the construction phases of major oil sands projects.
2. To ensure that educational facilities are available as and when the need arises.
3. To ensure optimum use of educational facilities.
4. To promote the continued use of education-community-recreation facilities as focal points of the community.
5. To promote continued cooperation between the providers of educational services in Fort McMurray.
6. To make educational opportunities accessible to all residents of Fort McMurray.

Policies

The City of Fort McMurray will:

1. Promote an agreement between the Province, Improvement District No. 18, the City, both School Boards, and major corporations, to provide sufficient tax revenues to the School Boards during the construction and operation phases of oil sands projects.
2. Encourage the School Boards to continue sharing facilities.
3. Encourage Keyano College, Athabasca University, the City and both school boards as well as all interested groups to jointly plan, operate and use education-community-recreation facilities.
4. Locate new recreation facilities, day care, library and other community uses adjacent to, or part of education facilities.

SOCIAL SERVICES

Background

Based upon their experience in dealing with clients and on their professional expertise, the social service agencies' staff know the difficulties some residents encounter living here and the difficulties in delivering social services in a rapid growth city. The role of the General Municipal Plan, in relation to the social service agencies, is one of support in helping the agencies achieve their objectives.

The increase in demand for social services during the construction of Syncrude and Suncor attests to the fact that massive resource developments usually occur at the expense of human well-being. The increase in demand will continue with future resource developments. There are benefits to living in Fort McMurray — high wages, jobs, work experience and training, access to natural resources, and an atmosphere of action and challenge. Like all urban centres, however, social problems do exist that cannot be ignored. Thus, social services play a vital role in making Fort McMurray a friendly and stable place within which to live.

Goal

- To improve the social well being within the community.

Objectives

1. To promote and maintain a healthy community.
2. To facilitate and support the agencies providing for the social service needs of Fort McMurray.
3. To minimize the sense of isolation felt by the residents of Fort McMurray.
4. To ensure that suitable day care and after school care facilities are within each community.
5. To promote social cohesiveness in Fort McMurrays' housing.
6. To minimize the adverse impacts of major developments on the health and social well being of Fort McMurray.
7. To ensure that all public buildings are accessible to the handicapped.
8. To provide for the special needs of senior citizens in Fort McMurray.
9. To promote continued volunteer work in the social service agencies.
10. To minimize crime in Fort McMurray.

Policies

The City of Fort McMurray will:

1. Encourage and support the work of existing agencies and groups involved in providing for the health and social needs of Fort McMurray's residents.
2. Encourage and support efforts to coordinate the planning and provision of health and services in and around Fort McMurray.
3. Support the continued provision of health and social service information through a central agency.
4. Reduce the potential for stressful situations arising in Fort McMurray by:
   (a) ensuring that a variety of affordable housing is available;
   (b) developing an efficient public transit system;
   (c) designating sites, encouraging and supporting local groups and organizations who want to provide:
      (i) a crisis centre to aid people in need;
      (ii) short term housing for those needing shelter on a temporary basis;
      (iii) day care and after school care facilities within each community;
      (iv) social gathering places for youth groups;
   (d) supporting the development of a self supporting transient trailer camp for summer use near Fort McMurray with water, electricity and sewage facilities.
5. Assist in attracting health and social service professionals to Fort McMurray by:
   (i) promoting Fort McMurray on a national scale;
   (ii) ensuring that a variety of housing is available.
6. Encourage and support the development of community committees, to study the impact of major resource development.
7. Develop and enforce regulations to ensure that all public buildings permit easy access for the handicapped.
8. Encourage and support the development of accessible activities for senior citizens.
9. Encourage and support volunteer service organizations providing health and social services to volunteers of Fort McMurray.
10. Support law enforcement agencies in protecting people and property, enforcing the laws and through education, preventing crime to ensure the continued peaceful security of the residents of Fort McMurray.

RECREATION AND CULTURE

Background

In resource communities such as Fort McMurray, recreational and cultural opportunities are important in helping new arrivals adjust to the new setting.

In the past few years many private and public recreation and culture facilities have been developed within Fort McMurray. To provide for the recreation and culture needs of the future residents of Fort McMurray additional facilities will be required.

In planning for the recreational and cultural requirements of Fort McMurray's residents, of today and of the future some of the factors to be considered include:

- the diverse needs of the various age groups, ethnic groups and cultural groups in Fort McMurray
- provision of opportunities close to home
- the need to make full use of the available facilities by co-ordinating the requirements of various organizations, cultural groups, school boards and local government
- expansion and strenghtening of the role of culture and art in Fort McMurray
- provision of recreational and cultural opportunities in new operation and maintenance

Goal

- To ensure that an optimum level of recreational and cultural services are available for existing and future residents of Fort McMurray.

Objectives

1. To maximize community awareness of the recreation and culture opportunities in Fort McMurray.
2. To promote the value of recreational and cultural opportunities in Fort McMurray.
3. To promote high quality management of facilities and programmes.
4. To provide sufficient time for general public use of facilities.

Policies

The City of Fort McMurray will:

1. Promote the optimum use of existing and future facilities and programmes for recreation and culture by:
   (a) encouraging joint use and programming on a twelve month basis for all existing schools and community facilities;
   (b) monitoring recreation and culture programmes to ensure that they are responsive to the needs of the community;
   (c) ensuring that existing facilities are suitable for public use;
   (d) ensuring that a variety of facilities are available to meet the needs of the community;
   (e) developing an effective advertising programme.
2. Improve the operation and maintenance of existing facilities.
3. Develop new communities around a focal poin such as a community centre, park or playground.
4. Ensure that all new housing units are within a reasonable walking distance of open space.
5. Develop community parks in each community for structured recreational uses.
6. Provide additional open space in the Downtown Area Redevelopment Plan.
7. Initiate a programme for open space development.
8. Complete a shoreline plan for the rivers in Fort McMurray.
9. Develop an integrated multi-use trail system interconnecting all communities.
10. Request the Provincial Government to open more accessible areas for camping, picnicking and swimming.
11. Obtain funding for the construction, operational and maintenance of recreational facilities and programmes from:
    (a) Provincial and Federal government grants;
    (b) donations;
    (c) user fees;
    (d) taxes.
12. Will continually monitor and review user fees to ensure that fees reflect user affordability.
13. Review time allotted for public use of facilities to ensure suitable time is made available for general public use.
14. Develop an area for community garden plots within the Fort McMurray area.
15. Promote Fort McMurray on a national scale as a recreation and tourism centre.
16. Strengthen the role of culture in Fort McMurray by:

(a) encouraging and supporting local organizations wishing to run cultural events in Fort McMurray;
(b) encouraging and supporting the development of regional cultural opportunities such as a library or Interpretative Centre, with Fort McMurray;
(c) encouraging the developers of public use buildings to dedicate a portion of the building to art and culture.

17. Employ a planning process which is responsive to the recreational and cultural needs of the community.
18. Place emphasis upon the Parks and Recreation Department to provide an informative consultative advisory role and a de-emphasis in the area of direct programming and operations.

CONSERVATION

Background

Fort McMurray's beautiful natural setting offers its residents a wide variety of activities. In the vast wilderness which surrounds Fort McMurray people can fish the many lakes and rivers, hunt in the forests, camp, ski and hike. The area is steeped in history which dates back to its discovery by Peter Pond in 1778.

The evolution of tarsands extraction and the resultant development have necessitated removal of much of the surrounding vegetation, stimulating concern for the preservation of this natural beauty.

Pollution of our air and water has, and will continue to be, an inherent part of urban development. The oil sands corporations and government agencies are constantly endeavouring to minimize pollutants and their effect upon our environment.

The creation of new subdivisions, highways, industrial areas and pipelines has resulted in the removal of much of our natural vegetation, the over harvesting of our forests, and in some areas, the destruction of the habitat of our wildlife.

Goal

- To preserve as much as possible of the environment within and around Fort McMurray in its natural setting.

Objectives

1. To ensure that historical and natural areas in and around Fort McMurray are preserved while making them accessible to the public.
2. To ensure that unstable slopes within and around Fort McMurray are preserved in their natural state.
3. To ensure that areas with aesthetic, historical, or educational value are preserved.
4. To ensure that outdoor recreation is compatible with the natural environment.
5. To promote environmental education.
6. To minimize the pollution of land, air and water.
7. To lessen the potential impact of flooding on Fort McMurray.
8. To promote the reclamation of areas that have been environmentally disturbed.
9. To improve the visual appearance of Fort McMurray.

Policies

The City of Fort McMurray will:

1. Protect historical and natural areas in and around Fort McMurray and make them accessible to the public by:
   (a) creating Conservation Areas as shown on the General Municipal Plan Map;
   (b) restricting development within Conservation Areas;
   (c) developing recreational and cultural uses in and around Conservation Areas which will protect and enhance the area;
   (d) requiring new subdivisions to preserve natural areas as a condition of subdivision approval;
   (e) encouraging and supporting local community groups and schools who want to develop trails in the natural area around their communities.
2. Develop a programme to reclaim natural areas that have been disturbed.
3. Develop an awareness programme in cooperation with the local and provincial agencies to educate residents on the value of the environment.
4. Request the continual review and upgrading of air and water pollution standards of existing and proposed oil sands projects.
5. Improve the municipal sanitary sewer system and storm sewer system to protect the waterways and river banks around Fort McMurray.
6. Reduce the potential for flooding in the low lying areas of Fort McMurray by:
   (a) supporting efforts to institute flood control measures by 1985;
   (b) implementing the following controls pending the completion of flood control measures:
      (i) no residential development to be allowed below 252 metres in any area outside the Lower Townsite or Waterways;
      (ii) no new residential development in the Lower Townsite or Waterways below 248.5 metres;
      (iii) no new buildings in the Fort McMurray corporate limits below 245 metres.
7. Restrict the use of snowmobiles within the municipality.
8. Prohibit the use of off-road vehicles within the municipality.
9. Request the Provincial Government to develop and enforce new policies to control the use of off-road vehicles around Fort McMurray.
10. Develop a programme to add, care for, and replace trees in Fort McMurray.
11. Develop and enforce by-laws to prevent indiscriminate dumping in natural areas within Fort McMurray.

MUNICIPAL FINANCE

Objectives

1. To limit debt service levels and control expenditures.
2. To plan financial activities on an on-going basis for a long-term period in a consistent and logical manner.
3. To actively solicit the financial involvement of senior governments and other entities.

Policies

1. The City of Fort McMurray shall make representation to the Government of Canada to develop the Fort McMurray Airport as a regional facility for Northeastern Alberta as a priority over all other developments in this region.
2. The City of Fort McMurray shall make representation to the Province of Alberta to develop Fort McMurray as a regional service center for all provincial government services and government supported secondary industry.
3. The City of Fort McMurray shall solicit development and assist in the location of secondary industry and commercial services of a regional nature within the boundaries of the Municipal Corporation.
4. The City of Fort McMurray shall develop a Capital Improvement Program for the current year and subsequent five year period. No project will be initiated which is not incorporated in the Capital Improvement Program.
5. The City of Fort McMurray shall include an amount in the Annual Estimates of the City of Fort McMurray of not less than ten (10) per cent of the gross expenditures which amount shall form not less than thirty five (35) per cent of the gross Capital Budget for the, then current year. This Operating Expenditure shall be the annual Contribution to Capital from the Operating Improvement Program expenditures prior to the issuances of debentures.
6. The City of Fort McMurray shall comply with the following timetable as a minimum standard for the development of the Capital Improvement Program and the adoption of a current year Capital and Operating Budget.

NOT LATER THAN:	ACTION:
Capital	
July 15	— Finance Department assembles inventory of current facilities.
Aug. 1 - 31	— All Departments identify possible capital projects. — Finance Department surveys status of previously approved projects.
Sept. 1 - 30	— City Council input on projects. — Audit Committee discussion and review. — Planning comments on all projects. — Department of Finance prepares financial analysis. — Department of Finance prepares six-year schedule of projects for Audit Committee review. — Finalized material for Public Draft prepared.
Oct. 1 - Nov. 15	— Draft C.I.P. finalized and projects scheduled for upcoming year are incorporated into the Capital Budget. Presented publicly at City Council meeting.
Nov. 15 - Dec. 15	— Draft C.I.P. consideration and review of six-year plan and one-year budget. Public input.
Dec. 15	— C.I.P. and first year Capital Budget is adopted by City Council.
Jan. 1	— Beginning of fiscal year.
Operating	
July 15 - Aug. 31	— Finance Department assembles department schedules for draft Budget. Audit Committee discussion and review.
Sept. 1 - 30	— Department of Finance prepares financial analysis. — Department of Finance, Department Heads and City Manager meet in "In Camera" City Council sessions to review and assess budget requests.
Oct. 1 - Nov. 15	— Draft Operating Budget finalized for Public presentation at regular meeting of the City Council.

Nov. 15 - Dec. 15 — Present Operating Budget to Council. Review and Public Input.

Dec. 15 — Operating Budget is approved by City Council.

Jan. 1 — Beginning of fiscal year.

7. The City of Fort McMurray shall approve the Operation Budget for a year at the same meeting as the Capital Budget for that year. The approval and adoption of these two budgets shall be scheduled not later than the last regular meeting of the year preceding the budget year.
8. The City of Fort McMurray shall employ user charges for City owned or operated facilities to minimize the impact on the general property taxes.
9. The City of Fort McMurray shall monitor the expenditures for Operating and Capital purposes through the use of a Variance Policy established by the Audit Committee in conjunction with the Department of Finance. The Variance Policy may be amended from time to time by the Audit Committee.

DATE DUE

AUG 2 6 1982			
March 93			

LOWE-MARTIN CO. INC. 1169.5RG

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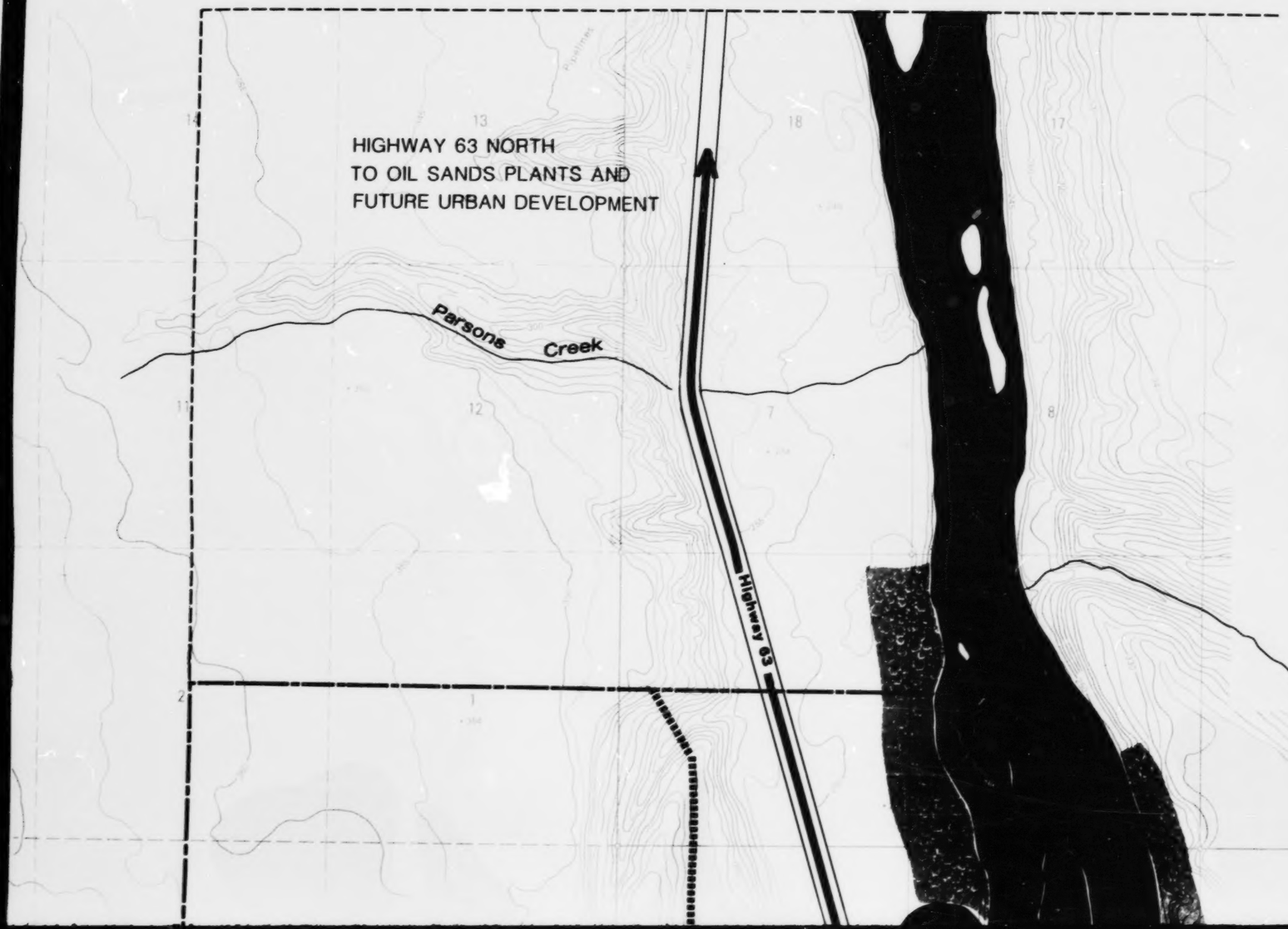
1980

Fort McMurray. Dept. of Development Services.
General Municipal Plan, the city of Fort McMurray.

General Municipal Plan

The City Of Fort McMurray



Key

- Residential Low-Medium
- Residential Medium-High
- Commercial
- Institutional
- Industrial
- Conservation
- Recreation
- City Boundary
- Proposed Annexation
- Albersun Pipeline
- Interchanges

Reference

1. Central Business District
2. Regional Commercial Facility
3. Low Density Community Oriented Commercial
4. Waterfront Recreation
5. N.T.C.L. Lands To Remain As Industrial
6. Waterfront Industrial
7. Low Density Commercial
8. Medium Density Commercial Oriented To Support The Adjacent Academic Facilities And Some Tourist Activities
9. Conservation With Priority Uses Given To Market Gardening

General Municipal Plan

The City Of Fort McMurray

Key

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Albersun Pipeline

Interchanges

Highway 63

Clarke Creek

TIMBERLEA
(35,000)

Conn Creek

FOREST HEIGHTS
(35-50,000)

LOWER
TOWNSITE

ABASAND
HEIGHTS

Interchanges

DEVELOPMENT

Clarke Creek

TIMBERLEA
(35,000)

Conn Creek

THICKWOOD

FOREST HEIGHTS
(35-50,000)

LOWER
OWNSITE

ABASAND
HEIGHTS

ACCESS TO
FOREST HEIGHTS

SOUTH ACCESS
ROUTE TO HIGHWAY 69

Miller

LOWER TOWNSITE

ABASAND HEIGHTS

Drive

BEACON HILL

WATERWAYS

GREGOIRE PARK

Miller Creek

Seline Creek

Highway 63

ESTATE DEVELOP

Little Fishery River

Horse River

HARPE HEIGHTS

LOWER TOWNSITE

ACCESS TO FOREST HEIGHTS

SOUTH ACCESS ROUTE TO HIGHWAY 69

ABASAND HEIGHTS

Abasand Drive

Miller Creek

BEACON HILL

Hangingstone River

WATERWAYS

Saline Creek

GREGOIRE PARK

Highway 63

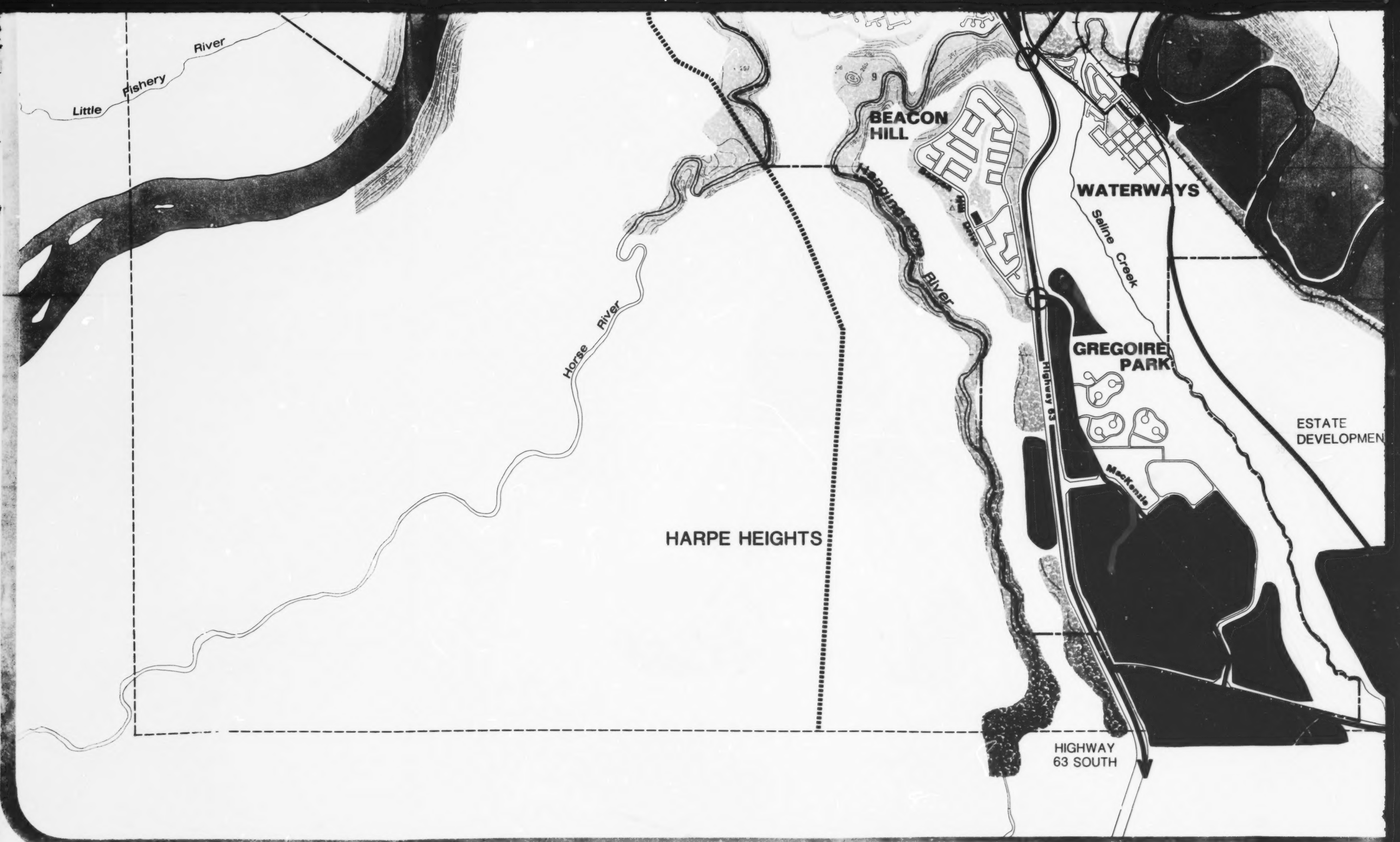
MacKenzie

ESTATE DEVELOPMENT

RAIL ORIENTED INDUSTRIAL LOCATED AT LYNTON

Horse River

HARPE HEIGHTS


Little Fishery River
BEACON HILL
Hebert Creek
Horse River
WATERWAYS
Saline Creek
GREGOIRE PARK
Highway 63
ESTATE DEVELOPMEN
MacKenzie
HARPE HEIGHTS
HIGHWAY 63 SOUTH

BEACON HILL

Hangingstone River

Horse River

WATERWAYS

Saline Creek

GREGOIRE PARK

Highway 63

ESTATE DEVELOPMENT

RAIL ORIENTED INDUSTRIAL LOCATED AT LYNTON

HARPE HEIGHTS

HIGHWAY 63 SOUTH

Highway 69